

RESTRICTIVE COVENANT TERMINATION REVIEW SHEET**CASE:** C14-79-065(RCT) – Earl M. McClure**P.C. DATE:** July 26, 2016**ADDRESS:** 80 Red River Street**DISTRICT AREA:** 9**OWNER/APPLICANT:** Villas of Town Lake HOA (Gary L. Johnson)**AGENT:** Consort, Inc. (Ben Turner)**EXISTING ZONING:** CBD**AREA:** 2.89 acres**SUMMARY STAFF RECOMMENDATION:**

Staff recommends termination of the Restrictive Covenant.

PLANNING COMMISSION RECOMMENDATION:

July 26, 2016:

ISSUES: Representatives of The Shore Condominiums have requested postponement of this case until August 23, 2016. Correspondence in favor of and in opposition to the request is also attached at the back of this report.

DEPARTMENT COMMENTS:

The subject tract is a legally platted lot on approximately 2.89 acres located at the intersection of Red River and Davis Streets. Development on the tract is the Villas of Town Lake Condominiums comprised of 6 buildings ranging from 2-3 stories that contain 58 dwelling units, a single-level (subgrade) parking facility, and a swimming pool. The property is gated with restricted pedestrian and vehicular access from the intersection of Red River and Davis Streets and also has pedestrian access directly to the Lady Bird Lake Trail to the south and the Waller Creek Greenbelt that runs along the western edge of the property.

In 1980, with case C14-79-065, the property was rezoned from family residence (SF-3) to multifamily residence medium density (MF-3) district zoning per Ordinance No. 80-0228-P (Exhibit C). The rezoning was accompanied by a restrictive covenant that prohibits density greater than 30 dwelling units per acre (Exhibit D). In 2004, the property was rezoned again from MF-3 to central business district (CBD) with Ordinance No. 20050407-051 (Exhibit E).

With approval of nearly 89% of the property owners by vote on June 14, 2016, the property is under contract to be sold to new ownership. Termination of the restrictive covenant has been requested in preparation for redevelopment of the property with the existing CBD zoning district entitlements, including increased density.

The subject property is located within a *Regional Center* as defined by the Imagine Austin Comprehensive Plan (IACP) as well as the Waller Creek District of the Downtown Austin Plan (DAP). The IACP assigns Regional Centers with the greatest density and greatest variety of uses in the tallest buildings. More specifically, goals of the Waller Creek District of the DAP encourage development that is diverse and creative and that will provide a mix of uses and affordability in a way that will protect, enhance or transform Waller Creek into an urban greenway and bring vitality to the district by providing destination stops and connecting it to the surrounding districts and communities. Additionally, the property is within the Waterfront Overlay which promotes harmonious interaction and transition between urban development and the park land and shoreline of Lady Bird Lake. As such, any site plan for future development of the subject property will require review by the Small-Area Planning Joint Committee to ensure that the development meets the intent of the Waterfront Overlay.

Termination of the existing restrictive covenant appears to be congruent with the IACP and the DAP in that it will allow for redevelopment that will contribute to implementing the intent and goals to promote compact and dense development that will encourage a variety of uses in close proximity to each other and will support a more sustainable system of transportation. With this, Staff recommends termination of the Restrictive Covenant.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CBD	Condominiums
<i>North</i>	CBD-CURE	Undeveloped (cleared of previous development)
<i>South</i>	P	Lady Bird Lake Trail/Waller Beach at Town Lake Metro Park
<i>East</i>	CBD	Hotel Van Zandt and Shore Condominiums Tower (192 residences)
<i>West</i>	P	Waller Creek Greenbelt

NEIGHBORHOOD PLANNING AREA: Downtown Austin Plan

TIA: Not required.

WATERSHED: Waller Creek (urban)

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

<i>Community Registry Name</i>	<i>ID No.</i>
Austin Neighborhoods Council	511
Waller District Staff Liaison	1475
Homeless Neighborhood Association	1550

Downtown Austin Neighborhood Assn. (DANA)	402
Sierra Club, Austin Regional Group	1228
City of Austin Downtown Commission	623
The Shore Condominium Association, Inc.	1473
Lower Waller Creek	960
Friends of Austin Neighborhoods	1530
Waterfront Planning Advisory Board	1366
Bike Austin	1528
Friends of Emma Barrientos MACC	1447
SEL Texas	1363
Austin Independent School District	742
Austin Heritage Tree Foundation	1340
Preservation Austin	1424
Friends of Rainey Street Historic District	1417
Waller Creek Conservancy	1393
Rainey Neighbors Association Inc.	1256
Black Improvement Association	1407
El Concilio Mexican-American Neighborhoods	477
Downtown Austin Alliance	438
Tejano Town	1189
Rainey Business Coalition	1405

SCHOOLS: AISD - Matthews Elementary, O Henry Middle, Austin High

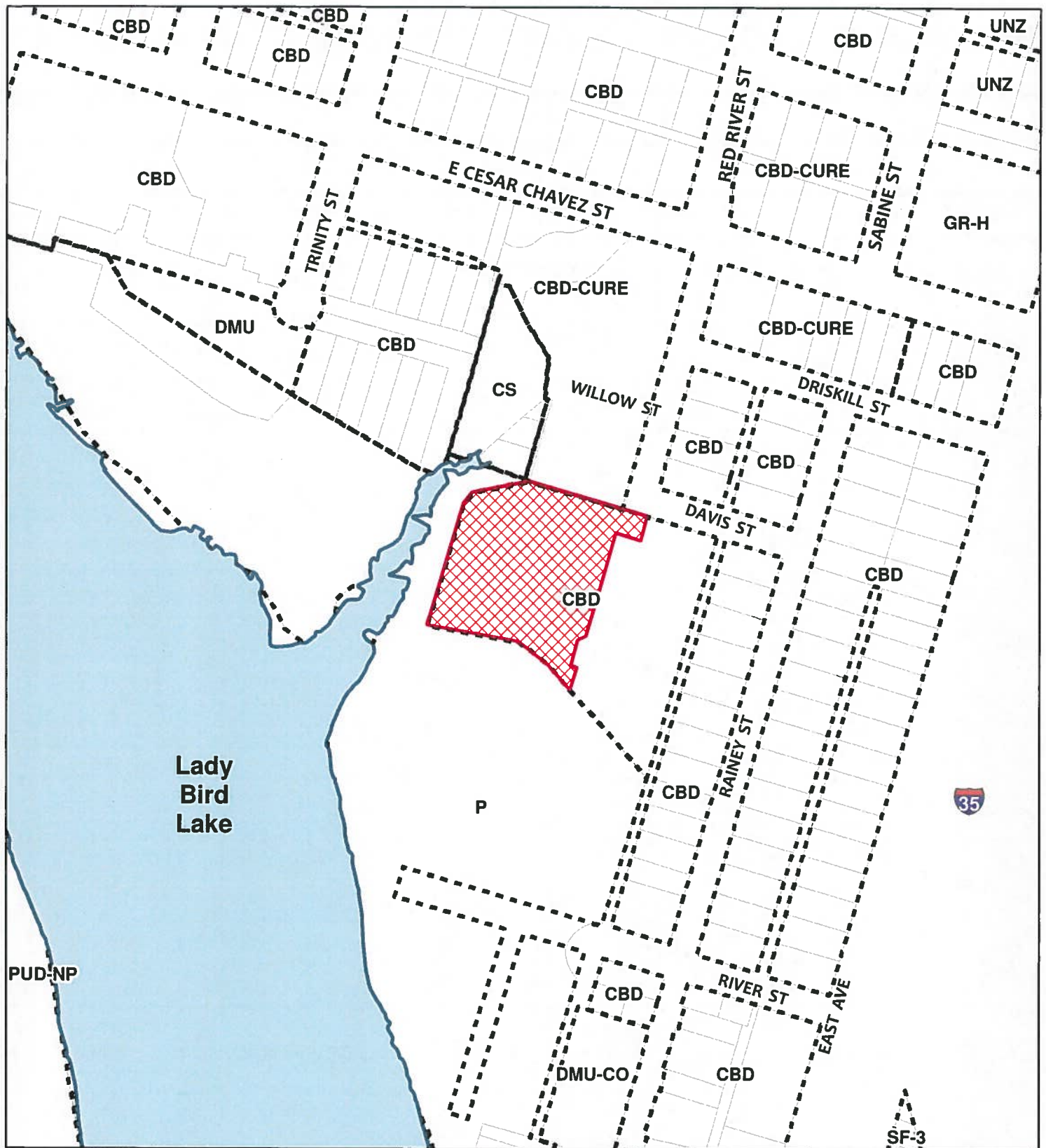
CITY COUNCIL DATE: August 11, 2016 **ACTION:**

TRAVIS COUNTY DOCUMENT NUMBER:

CASE MANAGER: Wendy Rhoades

PHONE: 512-974-7719

EMAIL: wendy.rhoades@austintexas.gov



ZONING MAP - EXHIBIT A

ZONING CASE#: C14-79-065(RCT)
 LOCATION: 80 Red River Street
 SUBJECT AREA: 2.89 ACRES



1" = 400'

-  Subject Property
-  Base Map
-  Zoning



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



AERIAL MAP - EXHIBIT B

ZONING CASE#: C14-79-065(RCT)
 LOCATION: 80 Red River Street
 SUBJECT AREA: 2.89 ACRES



- Subject Property
- Base Map
- Waterfront Conditional Overlay Boundary

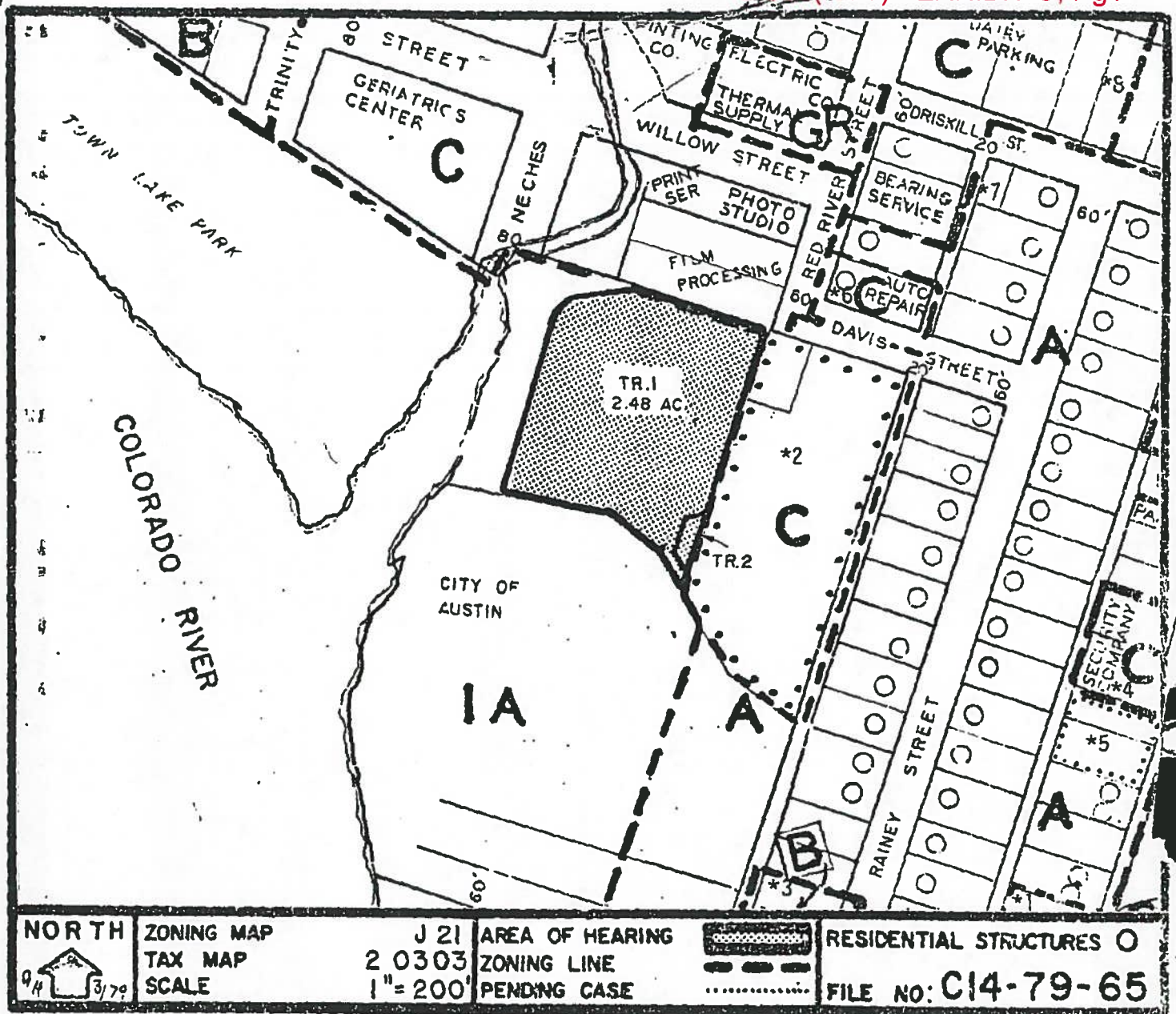


This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

APPLICANT: EARL M. McCLURE,
 ADDRESS: 80 Red River Str.
 CHANGE: "A" Residence, 1st H & A, to "L" Lake District, 4th

FILE: C14-79-065
 AREA: 2.488 acres

C14-79-065(RCT) - EXHIBIT C, Pg1



STREET	R.O.W.	SURFACING	CLASSIFICATION
Red River	60 ft.	30 ft.	Minor Collector
Davis	60 ft.	30 ft.	Minor Collector
HISTORY	REQUEST	PLANNING COMMISSION	CITY COUNCIL
*1 C14-78-027	A to GR (as amended)	Deny C, Grant GR	Granted (rc)
*2 C14-77-053	A to C-2	Grant (sp)	Granted as recommended
*3 C14-72-271	A to B	Grant (r)	Granted as recommended
*4 C14-69-272	A to C	Grant	Granted
*5 C14-69-197	A to C	Grant (r)	Withdrawn
*6 C14-70-072	A to C	Grant	Granted
*7 C14-74-135	A to C	Deny	Denied
*8 C14-77-175	B to C	Grant	Granted

(sp) site plan
 (rc) restrictive covenant
 (r) R.O.W.

STAFF RECOMMENDATION: Staff recommends denial of "L" (Lake District), 4th H & A, and "C" Commercial, 1st H & A, recommends "BB" Residence, 1st H & A except for 73 and on the east boundary to be included in adjacent to subject to restrictive covenant.

CITY OF AUSTIN, TEXAS

C14-79-065(RCT) - EXHIBIT C, Pg2

ORDINANCE NO. 80 0228-P

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:

TRACT 1A: A 2.2488 ACRE TRACT OF LAND, SAVE AND EXCEPT A 734.5 SQUARE FOOT TRACT OF LAND DESCRIBED IN TRACT 1B BELOW, FROM "A" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "B" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT; AND,

TRACT 1B: A 734.5 SQUARE FOOT TRACT OF LAND WHICH IS ZONED "C" COMMERCIAL, FIRST HEIGHT AND AREA DISTRICT;

ALL OF ABOVE PROPERTY BEING LOCALLY KNOWN AS 80 RED RIVER STREET; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations on the property described in File C14-79-065 to-wit: .

TRACT 1A: From "A" Residence, First Height and Area District to "B" Residence, First Height and Area District.

A 2.2488 acre tract of land, SAVE and EXCEPT a 734.5 square foot tract of land described in Tract 1B below, said tract of land being a portion of a 4.75 acre tract out of Outlot 72 and 73, Division E, in the City of Austin, Travis County, Texas, as described in a deed from Charles S. Fisher to Fannie Montgomery Davis as recorded in Volume 290, Pages 382-383, Travis County Deed Records, being also a portion of a 2.98 acre tract out of the said 4.75 acre tract, as described in a deed to A. E. Massengale, et ux, in Volume 1416, Page 442, Travis County Deed Records, said 2.2486 acre tract being a portion of a 2.8936 acre tract as described in a deed from Red River Investment Company, a Texas General Partnership to Earl M. McClure, Jr., et ux, in Volume 5688, Page 1326, Travis County Deed Records, said 2.2488 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron stake found at the southwest intersection of Red River Street and Davis Street, and in the north line of a 4.75 acre tract, a portion of Outlots 72 & 73, Division E, in the City of Austin, Travis County, Texas, as described in a deed from Charles S. Fisher to Fannie Montgomery Davis as recorded in Volume 290, Pages 382-383, Travis County Deed Records, said beginning iron stake being also the northeast corner of a 2.98 acre tract, a portion

CITY OF AUSTIN, TEXAS

C14-79-065(RCT) - EXHIBIT C, PAGE 3

of the said 4.75 acre tract, as described in a deed to A. E. Massengale, et ux, in Volume 1416, Page 442, Travis County Deed Records, and being also at the northeast corner of that portion of the said 2.98 acre tract conveyed by A. E. Massengale, et ux, to Red River Investment Company, as recorded in Volume 3064, Page 905, Travis County Deed Records, and being also the northeast corner of that 2.8936 acre tract as described in a deed from Red River Investment Company, a Texas General Partnership to Earl M. McClure, Jr., et ux, in Volume 5688, Page 1326, Travis County Deed Records, said beginning iron stake being also at the southeast corner of Lot 1, Block 4, of the Driskill and Rainey Subdivision as shown on a map of record in Plat Book 1, Page 22, Travis County Plat Records, and from which beginning iron stake the northeast corner of the said 4.75 acre tract bears S 71° 02' E 196 feet;

(1) THENCE with the east line of the said 2.98 acre tract and the Earl M. McClure, Jr. tract S 18° 39' W 373.03 feet to an iron stake in the south line of the said 4.75 acre tract for the southeast corner of the said 2.98 acre tract and the southeast corner of the Red River Investment Company tract and the Earl M. McClure, Jr. tract;

THENCE with the south line of the said 4.75 acre tract, the 2.98 acre tract, the Red River Investment Company tract, and the McClure tract, courses numbered 2-4 inclusive, as follows:

(2) N 39° 36' W 67.56 feet to an iron stake;

(3) N 50° 36' W 75.00 feet to an iron stake;

(4) N 77° 51' W 182.68 feet to a point at the southeast corner of a 0.645 of one acre tract, a portion of the said McClure 2.8936 acre tract, as conveyed by Earl M. McClure, Jr., et ux, to the City of Austin in Volume 6498, Page 1032, Travis County Deed Records;

THENCE with an east, southeast and a south line of the City of Austin 0.645 of one acre tract, courses numbered 5-7 inclusive as follows:

(5) N 18° 40' E 251.66 feet to a point;

(6) N 40° 53' E 26.08 feet to a point;

(7) N 80° 24' E 120.02 feet to a point in the north line of the said McClure 2.8936 acre tract and the south line of Lot 1, Block 4, of the said Driskill and Rainey Subdivision;

(8) THENCE with the north line of the said McClure 2.8936 acre tract, and the south line of said Lot 1, S 71° 02' E 193.03 feet to the PLACE OF BEGINNING, and,

CITY OF AUSTIN, TEXAS

C14-79-065(RCT) - EXHIBIT C, Pg4

TRACT 1B: To remain zoned "C" Commercial, First Height and Area District.

A 734.50 square foot tract of land being out of Outlot 72 and 73, Division E, in the City of Austin, Texas and being a portion of that certain tract conveyed to Earl M. McClure, Jr. and wife, Mary McClure, by deed of record in Volume 5688, Page 1323, of the Travis County, Texas Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING FOR REFERENCE at an iron pipe found at the southeast corner of the above described McClure tract, same being the southwest corner of the Printing Properties tract as described in Volume 5870, Page 1662 of the Travis County, Texas Deed Records;

THENCE with the east property line of the McClure tract and the west property line of the Printing Properties tract as found fenced and used upon the ground, N 18° 39' E for a distance of 44.50 feet to an iron stake set for the southeast corner of this tract and the PLACE OF BEGINNING hereof;

THENCE N 71° 21' W for a distance of 13.00 feet to an iron stake set for the southwest corner hereof;

THENCE N 18° 39' E for a distance of 50.00 feet to an iron stake set for the northwest corner hereof;

THENCE N 63° 39' E for a distance of 18.38 feet to an iron stake set in the east property line of the McClure tract and the west property line of the Printing Properties tract for the northeast corner hereof;

THENCE with the east property line of the McClure tract and the west property line of the Printing Properties tract as found, fenced and used upon the ground S 18° 39' W for a distance of 63.00 feet to the PLACE OF BEGINNING;

all of above property being locally known as 80 Red River Street, in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 45 of the Austin City Code of 1967 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

CITY OF AUSTIN, TEXAS

C14-79-065(RCT) - EXHIBIT C, Pg 1

PART 3. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

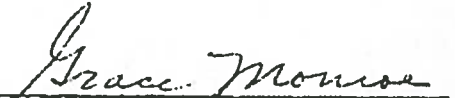
February 28, 1980

Y
Y
Y
Y
Mayor

APPROVED:


City Attorney

ATTEST:


City Clerk

SF:cf

C14-79-065(RCT) - EXHIBIT D, Pg1

NO. C-14-79-065

THE STATE OF TEXAS ~~NO. 28-985~~ 5368 * 13.00
 COUNTY OF TRAVIS X RESTRICTIVE COVENANT

2-19-2761

11.00
2/19/08

WHEREAS, EARL M. McCLURE, JR., AND WIFE, MARY McCLURE, of Travis County, Texas, are the owners of the following property, to-wit:

See attached Exhibit "A"

WHEREAS, the City of Austin and EARL M. McCLURE, JR., AND WIFE, MARY McCLURE, have agreed that the above described property should be impressed with certain covenants and restrictions running with the land and desire to set forth such agreement in writing;

NOW, THEREFORE, EARL M. McCLURE, JR., AND WIFE, MARY McCLURE, for and in consideration of ONE AND NO/100 (\$1.00) DOLLARS, and other good and valuable consideration in hand to the undersigned paid by the City of Austin, the receipt of which is hereby acknowledged, does hereby agree with respect to said property described above, such agreement to be deemed and considered as a covenant running with the land, and which shall be binding on them, their successors and assigns, as follows, to-wit:

1. In the event apartments or other residential dwellings are constructed upon the property, they shall be constructed at a density of thirty (30) single family units or less per acre..

2. If any person, persons, corporation or entity of any other character shall violate or attempt to violate the foregoing agreement and covenant, it shall be lawful for the City of Austin, a municipal corporation, its successors and assigns, to prosecute proceedings at law, or in equity, against said person, or entity violating or attempting to violate such agreement or covenant and to prevent said person or entity from violating or attempting to violate such agreement or covenant.

3. If any part or provisions of this agreement or covenant herein contained shall be declared invalid, by judgment or Court order, the same shall in nowise affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full force and effect.

4. The failure at any time to enforce this agreement by the City of Austin, its successors and assigns, whether any violations hereof are known or not, shall not constitute a waiver or estoppel of the right to do so.

C14-79-065(RCT) - EXHIBIT D, Pg2

5. This agreement may be modified, amended or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, or such other governing body as may succeed the City Council of the City of Austin, and (b) by the owners of the above described property at the time of such modification, amendment or termination.

EXECUTED, this the 6th day of November, 1979.

Earl M. McClure, Jr.
EARL M. McCLURE, JR.

Mary McClure
MARY McCLURE

THE STATE OF TEXAS X

COUNTY OF TRAVIS X

BEFORE ME, the undersigned authority, on this day personally appeared EARL M. McCLURE, JR., AND WIFE, MARY McCLURE, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 6th day of November, 1979.

NOTARY SEAL

Yvonne C. March
Exp 9-1-80
Notary Public, in and
for Travis County, Texas

C14-79-065(RCT) - EXHIBIT C, Pg3

FIELD NOTES OF 2.2488 ACRES OF LAND, BEING A PORTION OF A 4.75 ACRE TRACT OUT OF OUTLOT #72 & #73, DIVISION "E", IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS DESCRIBED IN A DEED FROM CHARLES S. FISHER TO FANNIE MONTGOMERY DAVIS AS RECORDED IN VOLUME 290, PAGES 382-383, TRAVIS COUNTY DEED RECORDS, BEING ALSO A PORTION OF A 2.98 ACRE TRACT OUT OF THE SAID 4.75 ACRE TRACT, AS DESCRIBED IN A DEED TO A. E. MASSENGALE, ET UX, IN VOLUME 1416, PAGE 442, TRAVIS COUNTY DEED RECORDS, SAID 2.2486 ACRE TRACT BEING A PORTION OF A 2.8936 ACRE TRACT AS DESCRIBED IN A DEED FROM RED RIVER INVESTMENT COMPANY, A TEXAS GENERAL PARTNERSHIP TO EARL M. MCCLURE, JR., ET UX, IN VOLUME 5688, PAGE 1326, TRAVIS COUNTY DEED RECORDS, ~~AS PREPARED FOR EARL M. MCCLURE, JR. BY METCALFE ENGINEERING COMPANY, INC., 4800 SOUTH CONGRESS, AUSTIN, TEXAS.~~

2-19-2763

Beginning at an iron stake found at the southwest intersection of Red River Street and Davis Street, and in the north line of a 4.75 acre tract, a portion of Outlots #72 & #73, Division "E", in the City of Austin, Travis County, Texas, as described in a deed from Charles S. Fisher to Fannie Montgomery Davis as recorded in Volume 290, Pages 382-383, Travis County Deed Records, said beginning iron stake being also the northeast corner of a 2.98 acre tract, a portion of the said 4.75 acre tract, as described in a deed to A. E. Massengale, et ux, in Volume 1416, Page 442, Travis County Deed Records, and being also at the northeast corner of that portion of the said 2.98 acre tract conveyed by A. E. Massengale, et ux, to Red River Investment Company, as recorded in Volume 3064, Page 905, Travis County Deed Records, and being also the northeast corner of that 2.8936 acre tract as described in a deed from Red River Investment Company, a Texas General Partnership to Earl M. McClure, Jr., et ux, in Volume 5688, Page 1326, Travis County Deed Records, said beginning iron stake being also at the southeast corner of Lot #1, Block #4, of the Driskill and Rainey Subdivision as shown on a map of record in Plat Book 1, Page 22, Travis County Plat Records, and from which beginning iron stake the northeast corner of the said 4.75 acre tract bears S 71° 02' E 196 feet;

(1) THENCE with the east line of the said 2.98 acre tract and the Earl M. McClure, Jr. tract S 18° 39' W 373.03 feet to an iron stake in the south line of the said 4.75 acre tract for the southeast corner of the said 2.98 acre tract and the southeast corner of the Red River Investment Company tract and the Earl M. McClure, Jr. tract;

THENCE with the south line of the said 4.75 acre tract, the 2.98 acre tract, the Red River Investment Company tract, and the McClure tract, courses numbered 2-4 inclusive, as follows:

ORIGINAL DEED

EXHIBIT "A"

6822 539

C14-79-065(RCT) - EXHIBIT D, Pg4

(2) N 39° 36' W 67.56 feet to an iron stake;
 (3) N 50° 36' W 75.00 feet to an iron stake;
 (4) N 77° 51' W 182.68 feet to a point at the southeast corner of a 0.645 of one acre tract, a portion of the said McClure 2.8936 acre tract, as conveyed by Earl M. McClure, Jr., et ux, to the City of Austin in Volume 6498, Page 1032, Travis County Deed Records;

THENCE with an east, southeast and a south line of the City of Austin 0.645 of one acre tract, courses numbered 5-7 inclusive as follows:

(5) N 18° 40' E 251.66 feet to a point;
 (6) N 40° 53' E 26.08 feet to a point;
 (7) N 80° 24' E 120.02 feet to a point in the north line of the said McClure 2.8936 acre tract and the south line of Lot 1, Block 4, of the said Driskill and Rainey Subdivision;

(8) THENCE with the north line of the said McClure 2.8936 acre tract, and the south line of said Lot #1, S 71° 02' E 193.03 feet to the place of the beginning, containing 2.2488 acres of land.

SAVE AND EXCEPT:

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND BEING OUT OF OUTLOT 72 AND 73, DIVISION "E" IN THE CITY OF AUSTIN, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT CONVEYED TO EARL M. MCCLURE, JR. AND WIFE, MARY MCCLURE, BY DEED OF RECORD IN VOLUME 5688, PAGE 1323, OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at an iron pipe found at the Southeast corner of the above described McClure tract, same being the Southwest corner of the Printing Properties tract as described in Volume 5870, Page 1662 of the Travis County, Texas Deed Records

THENCE with the East property line of the McClure tract and the West property line of the Printing Properties tract as found, fenced and used upon the ground, N 18°39'E for a distance of 44.50 feet to an iron stake set for the Southeast corner of this tract and the PLACE OF BEGINNING hereof

THENCE N 71°21'W for a distance of 13.00 feet to an iron stake set for the Southwest corner hereof

THENCE N 18°39'E for a distance of 50.00 feet to an iron stake set for the Northwest corner hereof

THENCE N 63°39'E for a distance of 18.38 feet to an iron stake set in the East property line of the McClure tract and the West property line of the Printing Properties tract for the Northeast corner hereof

THENCE with the East property line of the McClure tract and the West property line of the Printing Properties tract as found, fenced and used upon the ground S 18°39'W for a distance of 63.00 feet to the PLACE OF BEGINNING and containing 734.50 square feet of land more or less.

ORIGINAL DEM

C14-79-065(RCT) ~~2-18-2765~~ EXHIBIT D, Pg5
FILED

DEC 28 8 16 AM '79

Baris Shapovalov
COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me; and was duly
RECORDED, in the Volume and Page of the named RECORDS
of Travis County, Texas, as Stamped hereon by me, on



DEC 28 1979

Baris Shapovalov
COUNTY CLERK
TRAVIS COUNTY, TEXAS

6822 541

C14-79-065(RCT) - EXHIBIT E, pg 1

ORDINANCE NO. 20050407-051

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED WITHIN THE AREA SOUTHWEST OF THE INTERSECTION OF DAVIS STREET AND RED RIVER STREET AND WEST OF RAINEY STREET BETWEEN DAVIS STREET AND RED RIVER STREET, IN THE RAINEY STREET SUBDISTRICT OF THE WATERFRONT OVERLAY COMBINING DISTRICT, FROM FAMILY RESIDENCE (SF-3) DISTRICT, MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT AND GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO CENTRAL BUSINESS DISTRICT (CBD).

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district, multifamily residence medium density (MF-3) district and general commercial services (CS) district to central business district (CBD) on the property described as Tract A in Zoning Case No. C14-04-0078, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 6.39 acres of land, situated in Outlots 72 and 73, Division E, Driskill and Rainey Subdivision, the Red River Addition, and the Villas on Townlake Condominiums, in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "A", and

locally known as the property located within the area southwest of the intersection of Davis Street and Red River Street and west of Rainey Street between Davis Street and Red River Street, in the Rainey Street subdistrict of the waterfront overlay combining district in the City of Austin.

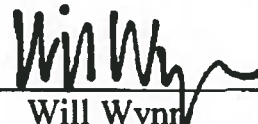
C14-79-065(RCT) - EXHIBIT E, pg 2

PART 2. This ordinance takes effect on April 18, 2005.

PASSED AND APPROVED

_____, April 7, 2005

§
§
§



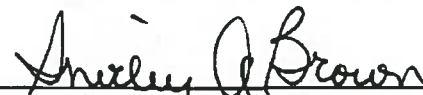
Will Wynne
Mayor

APPROVED:

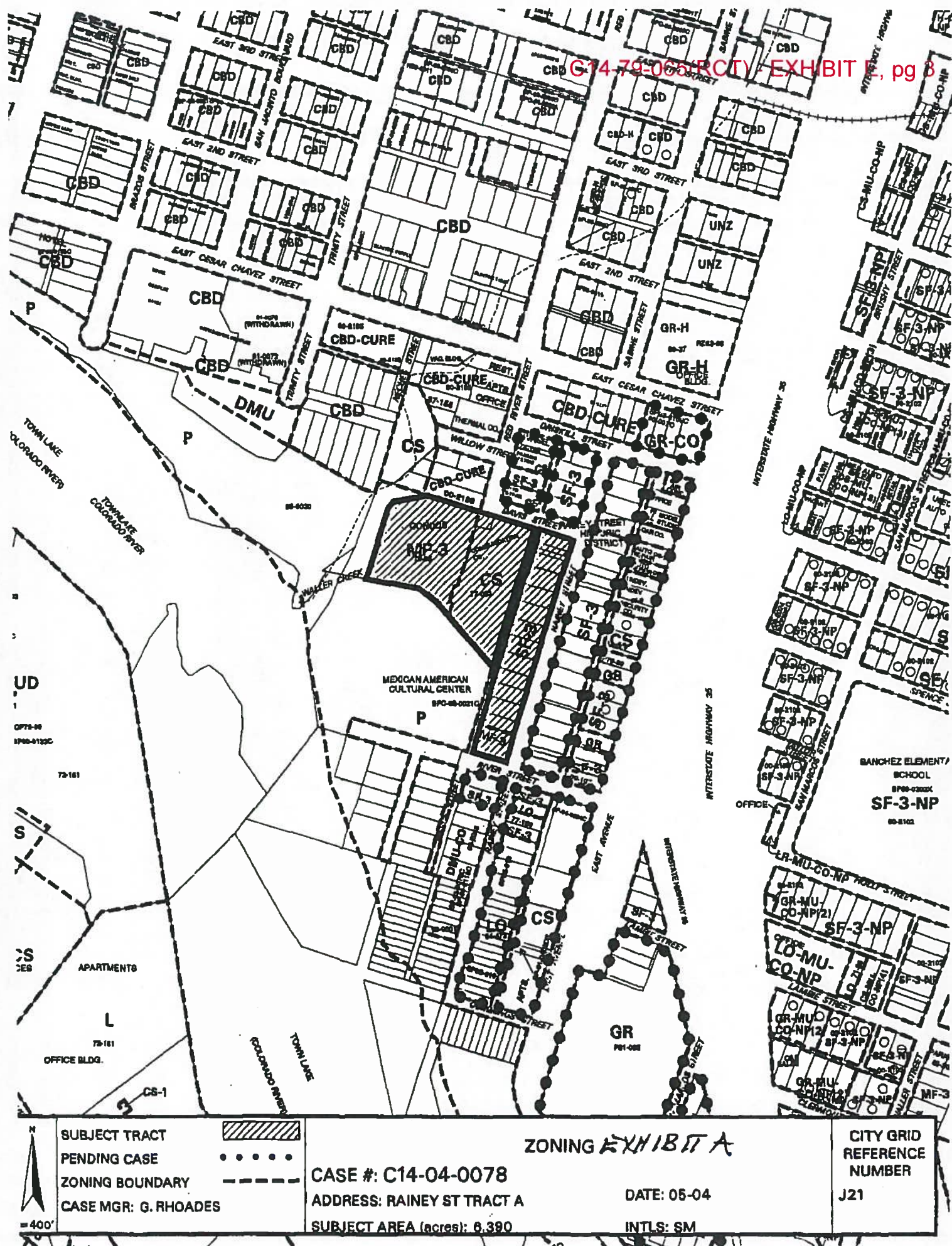


David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

CEDRIC GRICE

Your Name (please print)

80 RED RIVER ST. #46 78701

Your address(es) affected by this application

Cedric Grice

Signature

7.20.16

Date

Daytime Telephone: 512-809-0311

Comments:

It is my belief as a resident since 1986 and once HOA president, this restrictive covenant was of no use and was not desired by the current HOA membership and should be terminated. The covenant is inhibiting the wishes of the HOA membership as expressed in our 90% vote to sell the property.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Penny Rayfield

Your Name (please print)

80 Red River # 216 Austin Tx 78701

Your address(es) affected by this application

Penny K Rayfield

Signature

Date

Daytime Telephone: 512-825-9070

Comments: Thank you for your consideration,
I support removing this restriction.
100%

Re: Villas on Town Lake

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

ROBERT M. HARDY
Your Name (please print)

☒ I am in favor
☐ I object

207 RIVER ST #113

Your address(es) affected by this application

[Signature]
Signature

7/18/16
Date

Daytime Telephone: 207 612-0087

Comments:

RESIDENT AT SAID PROPERTY

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

JANET LEE HARDY
Your Name (please print)

☒ I am in favor
☐ I object

80 RED RIVER ST. #113
Your address(es) affected by this application

Janet Lee Hardy
Signature

Date

Daytime Telephone: 207 289-1550

Comments:

RESIDENT AT SAID ADDRESS.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

SANI JASSAL

Your Name (please print)

603 DAVIS ST #1404

Your address(es) affected by this application

7/19/16

[Signature]

Signature

Date

Daytime Telephone: 512 773 5695

Comments:

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)
 Contact: Wendy Rhoades, 512-974-7719
 Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council

Kathryn Kantz
 Your Name (please print)

☐ I am in favor
☐ I object

603 Davis St.

Your address(es) affected by this application

Katie Young
 Signature

7/19/16
 Date

Daytime Telephone: (512) 473-8600

Comments:

If you use this form to comment, it may be returned to:
 City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

TERRY W. HAMANN

Your Name (please print)

603 DAVIS ST #604
AUSTIN, TX 78701

Your address(es) affected by this application

Jerry W. Hamann

Signature

Daytime Telephone: (512) 327-7356

Date

7/18/2016

☐ I am in favor
☒ I object

Comments:

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council**

Landon K. Turner

Your Name (please print)

603 Davis Street

Your address(es) affected by this application

Jeff K. Z...

Signature

Daytime Telephone: 512-473-8600

Date

7/18/16

☐ I am in favor
☒ I object

Comments: Removal of this covenant facilitates the construction of a multi-tower development which will create traffic and pedestrian congestion which our streets cannot handle. Shadowing affects on local park areas and surrounding buildings should also be considered.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council**

F. CLIFTON STEED

Your Name (please print)

603 DAVIS ST. #1004 AUSTIN TX

Your address(es) affected by this application **78701**

F. Clifton Steed

Signature

July 18, 2016

Date

Daytime Telephone: **512-694-6652**

Comments:

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the **MIXED USE (MU) COMBINING DISTRICT** to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

MICHAEL ADGER
Your Name (please print)

603 DAVIS STREET #1411
Your address(es) affected by this application

Michael Adger
Signature

Date

Daytime Telephone: 512-828-2525

Comments:

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the **MIXED USE (MU) COMBINING DISTRICT** to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Melissa Anger
Your Name (please print)

603 Davis St. #1411, 78701
Your address(es) affected by this application

☐ I am in favor
☒ I object

[Signature]
Signature

7-19-2016
Date

Daytime Telephone: 512-828-2584

Comments:

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council**

Kewin Michael Jensen

Your Name (please print)

603 Davis St Apt 209, Austin, TX 78701

Your address(es) affected by this application

[Signature]

Signature

07-20-16

Date

Daytime Telephone: (919) 810-6937

Comments: Too busy already 8/2/16

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767 0010

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Patricia A. Steed

Your Name (please print)

Austin, TX

603 Davis St. #1004, 78701

Your address(es) affected by this application

Patricia A. Steed

Signature

July 18, 2016

Date

Daytime Telephone: 512 346 4255

Comments:

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088

Austin, TX 78767 0010

INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al proposito desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la Internet: www.austintexas.gov/planning.

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Numero de caso: C14-79-065(RCT)

Persona designada: Wendy Rhoades, 512-974-7719

**Audiencia Publica: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council**

Samuel Schmidt

Su nombre (en letra de molde)

603 Davis # 902. Austin 78701

Su domicilio(s) afectado(s) por esta solicitud

7-17-16

Fecha

Firma

Daytime Telephone: 512 632 9558

Comments:

Rainey district is already a traffic nightmare.
With two huge new ongoing projects traffic will become impossible.
A third major project will make life difficult and will create an emergency situation.

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council**

Gino Troy
Your Name (please print)

☐ I am in favor
☒ I object

603 DAVIS St. Unit 2103, Austin

Your address(es) affected by this application

Gino Troy

Signature

7/17/16

Date

Daytime Telephone: 512-934-8872

Comments: I totally object to this request to terminate a critical and important restrictive covenant that limits the number of dwelling units that may be developed in this small piece of property that abuts the Waller Creek. There is an important reason established early on to limit development on this lot and it still remains not to mention even more critical,

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning-Commission

Aug 11, 2016, City Council

Your Name (please print)

URFAN DAR

603 Davis # 2101

Your address(es) affected by this application

W. Dar

☐ I am in favor
☒ I object

T 08/26/16

Signature

26-269-8409

Date

Daytime Telephone:

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Your Name (please print) WENDY GARCIA-KELSON

☐ I am in favor
☒ I object

603 DAVIS ST #2011
 Your address(es) affected by this application AUSTIN, TX 78701

7/18/16
 Date

Daytime Telephone: 505-991-7032

Comments: THIS ZONING CHANGE, IF IMPLEMENTED, WOULD SEVERELY AFFECT AN AREA THAT HAS NARROW, TIGHT ACCESS ALREADY. THE VEHICLE & PEDESTRIAN TRAFFIC IS WELL OVER SAFETY. PEOPLE ARE ALREADY AVOIDING IN THE STREET. IT'S VERY DANGEROUS NOW, HOW WILL ANY EMERGENCY ACCESS OR NOT BE POSSIBLE? PEOPLE WHOSE HOMES ARE HERE NOW WOULD BE HORRIBLY EFFECTED IF THIS ZONING CHANGE GOES THROUGH.

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council**

Ted Glassman

Your Name (please print)

603 Davis St. #1203

☐ I am in favor
☒ I object

Your address(es) affected by this application

WJ

7.18.16

Signature

Date

Daytime Telephone: 917.406.3064

Comments:

Many of us bought homes here with the belief the City would honor this covenant. We believed our views and property values would not be compromised because of this covenant.

When word gets around that the City will breach contracts to benefit the highest bidders, future investors will be discouraged. They will realize agreements are temporary in this city. They will invest elsewhere, someplace where contracts matter. If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
The hundreds of owners in my building will make sure Council members who allow this covenant to be violated will not be

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Jessica Daniel

Your Name (please print)

603 Davis St #1609 Austin, TX 78701

Your address(es) affected by this application

Jessica Daniel

Signature

7/19/16

Date

Daytime Telephone: 512-970-0045

Comments: Not only will it effect my property value and view from our pool it is abolishing one of the only pieces of charm left in my neighborhood. Having another gaudy high rise and endless construction will make our neighborhood unbearable. As a born and raised Austinite it disturbs me greatly to see my city constantly stripped of charming places like the Villas of Town Lake.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

DONNA R and ROBERT E. Hollingsworth
 Your Name (please print)

☐ I am in favor
☒ I object

603 DAVIS STREET, APT #1303

Your address(es) affected by this application

Donna R. Hollingsworth 7/10/2016
 Signature Date

Daytime Telephone: 512 705-2387

Comments: The folder information for this request indicates that NO TRAFFIC IMPACT ANALYSIS IS REQUIRED. RED RIVER STREET IS already a restricted access corridor (no left turn onto RED RIVER from west bound Cesar Chavez). Increasing the density of single family homes in combination with proposed commercial properties will create incredible traffic issues that will spill over to adjacent streets.

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council**

Debbie Ful
Your Name (please print)

☐ I am in favor
☒ I object

603 Davis St #1909 Austin TX

Your address(es) affected by this application *78701*

7/18/2016
Date

Signature

Daytime Telephone: *512-796-9738*

Comments: *I object to the removal of this restrictive covenant based on the lack of ingress and egress options to and from the surrounding properties and homes. A valid and comprehensive Traffic Impact Assessment should be presented prior to development. This should include 2 end streets being resolved.*

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council**

JUSTIN BECKER

Your Name (please print)

603 Davis St #607, Austin, TX 78701

Your address(es) affected by this application

[Signature]

Signature

7/19/16

Date

Daytime Telephone: 214-417-2867

Comments:

THE NEIGHBORHOOD IS ALREADY TOO CONGESTED. THE
INFRASTRUCTURE CANNOT HANDLE ANY MORE TRAFFIC.
THERE WILL BE SAFETY ISSUES BOTH FOR CARS
& PEDESTRIANS. THIS WILL ALSO NEGATIVELY
IMPACT MY PROPERTY VALUE.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Nicole M Martinez

Your Name (please print)

Austin TX

603 Davis St. Unit 1304 78701

Your address(es) affected by this application

Nicole Martinez

Signature

Daytime Telephone: 617-501-7174

Date

7-18-16

☐ I am in favor
☒ I object

Comments: I object to the termination of the restrictive covenant limiting the number of dwelling units that may be developed on the subject tract

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the **MIXED USE (MU) COMBINING DISTRICT** to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Lean Shannon Hamann
Your Name (please print)

☐ I am in favor
☒ I object

603 Davis St. Hwy Austin TX 78701
Your address(es) affected by this application

Lean Shannon Hamann July 19 2016
Signature Date

Daytime Telephone: 512-327-7356, 512-773-7356

Comments: Too much density, reduced view,
reduced property value, traffic con-
gestion, shadow effect on all sides
of my property.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Robert Case

Your Name (please print)

603 Davis St. #1601 Austin TX 78701

Your address(es) affected by this application

☐ I am in favor
☒ I object

7/18/16

Date

Daytime Telephone: (512) 844-8113

Signature

Comments: This will severely de value my property. It was purchased realizing the covenant was in place and would not change. I object strongly to this change and may sue the city.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

J. DARRON GRASS

Your Name (please print)

603 DAVIS ST. #1503

Your address(es) affected by this application

☐ I am in favor
☒ I object

Signature

Daytime Telephone: 512 423 1159

Date

Comments:

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council**

Stephen Ratke
Your Name (please print)

☐ I am in favor
☒ I object

603 Davis St, #605, Austin TX 78701

Your address(es) affected by this application

Stephen Ratke

Signature

Date

7/19/16

Daytime Telephone: 608-215-9993

Comments:

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Toshua Freda
Your Name (please print)

603 Davis St #1609
Your address(es) affected by this application

☐ I am in favor
☒ I object

[Signature]
Your Signature

7/19/16
Date

Daytime Telephone: _____

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council**

Chris Cifino
Your Name (please print)

☐ I am in favor
☒ I object

603 Davis St #706

Your address(es) affected by this application

Signature

Daytime Telephone: *512 589 9178*

Date

7/18/2016

Comments:

The traffic situation is already intolerable, I object to future plans to bring more traffic to the area. Also this construction would obstruct our view.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

JUDE FITZGERALD / CAROLINE KEITH

Your Name (please print)

603 DAVIS ST. #1102 AUSTIN, TX 78701

Your address(es) affected by this application

[Signature] *[Signature]* 7/18/16

Signature

Date

Daytime Telephone: 512 373 0260

Comments:

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Your Name (please print)

URFAN DAR

☐ I am in favor
☒ I object

603 Davis # 2101

Your address(es) affected by this application

F OBJECT

Signature

20-269-8409

Date

Daytime Telephone:

Comments:

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT')

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council**

Lauren Garapedian
 Your Name (please print)

603 Davis Street, #1203

Your address(es) affected by this application Austin, TX 78701

Lauren Garapedian
 Signature

7/18/16
 Date

Daytime Telephone: 512-243-5372

Comments:

There was a restrictive covenant already in place for 80 Red River St. when I purchased my home at 603 Davis St. several years ago. For multiple reasons I believe it is extremely important for this restrictive covenant to be upheld, and that terminating it would be in direct opposition to the needs of the many residents already living in this neighborhood. The area already seems extremely overcrowded as a result of the significant increase in businesses and population during the past few years, the infrastructure in the neighborhood has not seemed able to keep pace with the rapidly expanding population, and there are already horrendous traffic problems. Terminating the existing restrictive covenant likely would only serve to make these already significant problems even worse. Thank you for your thoughtful attention to this matter and for considering the needs of the many residents who already live in this neighborhood.

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767 0010

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

COLEEN O'FARRELL

Your Name (please print)

603 DAVIS ST. # 1205

Your address(es) affected by this application AUSTIN, TX 78701

[Signature] 7.18.16

Signature Date

Daytime Telephone: 512.426.6789

Comments: I OBJECT.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-0088

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board of commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

MARK TIBERG

Your Name (please print)

601 DAVIS ST.

Your address(es) affected by this application

MDJ

Signature

Date

Daytime Telephone: 512-658-3063

Comments:

Proposed project is too large for lot.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Rajiv Bala

Your Name (please print)

603 Davis St #1502, Austin, TX 78701

Your address(es) affected by this application

[Signature]

Signature

7/19/16

Date

Daytime Telephone: 512.992-8588

Comments: Traffic issues and congestion
are my biggest concerns.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

JEFFREY GALL

Your Name (please print)

603 DAVIS ST #704, AUSTIN TX

Your address(es) affected by this application

28701

[Signature]

Signature

Date

Daytime Telephone: *240-529-4336*

21 JULY 2016

☐ I am in favor
☒ I object

Comments:

*TRAFFIC, DENSELY, SHADOWING TREES
 will negatively impact us if
 covenant is terminated.*

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council

SUZETTE QUALLEY

Your Name (please print)

603 DAVIS ST #704

Your address(es) affected by this application AUSTIN, TX 78701

Off-Dial Signing Under Verbal

Direction & Authority of

Signature

Suzette Qualley

Date

21 JULY 2016

Daytime Telephone: 703-597-2524

Comments: Traffic, Density, Shadowing issues
will negatively impact us if comment is
permitted.

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Debra Howard

Your Name (please print)

603 DAVIS ST # 1911 Austin, TX 78701

Your address(es) affected by this application

Debra G. Howard

Signature

7/18/16

Date

Daytime Telephone: 214 909-4415

Comments:

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Toshua Crum

Your Name (please print)

603 Davis St. #203, Austin Tx 78701

Your address(es) affected by this application

Wendy Rhoades

Signature

7/21/16

Date

Daytime Telephone: *512-981-8885*

Comments: *A large tower development that close to the town lake hike and bike trail would harm this precious green space. We need to preserve the best parts of our city.*

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)
 Contact: Wendy Rhoades, 512-974-7719
 Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council

John Swift Madelyn Swift
 Your Name (please print)

☐ I am in favor
☒ I object

1811 603 Davis Street 78704
 Your address(es) affected by this application

M Swift
 Signature

July 20 16
 Date

Daytime Telephone: 705 788 9444

Comments:

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Wendy Rhoades

P.O. Box 1000

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council**

Hun W. Cho

Your Name (please print)

603 Davis St. # 810 Austin TX

Your address(es) affected by this application 78701

Hun W. Cho

Signature

7/18/16

Date

Daytime Telephone: (210) 388-2275

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78777-0088

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the **MIXED USE (MU) COMBINING DISTRICT** to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

JAVIER NAVA

Your Name (please print)

603 DAVIS # 205

Your address(es) affected by this application

[Signature]

Signature

7-26-16

Date

Daytime Telephone: _____

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council

Connie Poirier

Your Name (please print)

603 Davis St #1106 Austin

Your address(es) affected by this application

☐ I am in favor
☒ I object

[Signature] 7/19/16

Signature

Date

Daytime Telephone: 972.979.5880

Comments:

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Brookie Stapleton

Your Name (please print)

603 Davis St
1701

☐ I am in favor
☒ I object

Your address(es) affected by this application

Public Stapleton

7-19-16

Date

Signature

Daytime Telephone: 668 921 6628

Comments:

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Ladan Vatani D.D.S.
Your Name (please print)

☐ I am in favor
☒ I object

603 Davis St. Unit #1711

Your address(es) affected by this application

Austin TX 78701

L. Vatani
Signature

7.19.16
Date

Daytime Telephone: (512) 961-9861

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

VENKATESH SREEKANTAN

Your Name (please print)

603 DAVIS ST #909

Your address(es) affected by this application

[Signature]

Signature

07/19/16

Date

Daytime Telephone: (512) 284-1232

Comments:

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Duke Nguyen
 Your Name (please print)

☐ I am in favor
☒ I object

603 Davis St, Austin TX 78701

Your address(es) affected by this application

7/18/16
 Date

[Signature]
 Signature

Daytime Telephone: 361-676-4670

Comments: Traffic congestion. I don't believe the neighborhood streets can currently handle anything larger than what is currently there.

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council

Stephanie Cawthon
 Your Name (please print)

☐ I am in favor
☒ I object

603 Davis St #2009
 Your address(es) affected by this application

[Signature] 7/19/16
 Signature Date

Daytime Telephone: 512-740-1076

Comments: the neighborhood cannot
sustain more intensive
development than has
already occurred and is
occurring in the last few
years. Current conservation
is in balance to the design
it. Removal or changing the
zoning goes against future
designs.

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P.O. Box 1088
 Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

URBAN DAR

Your Name (please print)

603 Davis # 2101

Your address(es) affected by this application

W. Davis

☐ I am in favor
☒ I object

7 065CT

Signature

210-269-8409

Date

Daytime Telephone:

Comments:

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT')

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

Roger Canann

Your Name (please print)

603 Davis St. #1501, Austin TX 78701

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 512 784 6009

7/19/16

Date

☐ I am in favor
☒ I object

Comments:

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088

Austin TX 78767 0018

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council**

IAN STONINGTON

Your Name (please print)

603 DAVIS ST #2105 ATX

Your address(es) affected by this application

[Signature]

Signature

7/18/16

Date

Daytime Telephone: *512-576-1824*

Comments:

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

DeAnn Schusser

1003 Davis St #1402

☐ I am in favor
☒ I object

Your address(es) affected by this application

DeAnn Schusser 7/18/16

Signature

Date

Daytime Telephone: 817 3685444

Comments: I feel that this project will increase the already overcrowded density of our community to unsustainable proportions. This massive growth will alter irreversibly the uniqueness of our downtown community. Furthermore, the already bad congestion will be horrendous regarding traffic

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission

Aug 11, 2016, City Council

Jose Valera

Your Name (please print)

603 Davis St, Austin TX 78701

Your address(es) affected by this application

#1910

[Signature]

Signature

7/20/16

Date

Daytime Telephone: 512-694-7061

Comments:

Property was purchased on the assumption that the restrictive covenant where the Villas of Townlake exists would be terminated. Termination of restrictive covenant damages overall environmental and ecological aspects of lake and Waller Creek conservancy.

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

John Curtis

Your Name (please print)

☐ I am in favor
☒ I object

603 DAVIS

Your address(es) affected by this application

John Curtis

Signature

7/19/16

Date

Daytime Telephone: 830-693-6896

Comments: No change should be allowed
that increases density in the area.
Traffic is very bad now with limited
access to the area. Only 3 ways into
Raney Area which close on weekends
and with functions at Van Zandt Hotel.
This is a health and safety hazard now.
Increased density will make it worse.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)
 Contact: Wendy Rhoades, 512-974-7719
 Public Hearing: Jul 26, 2016, Planning Commission
 Aug 11, 2016, City Council

Robert Ambrosino

Your Name (please print)

603 Davis St., # 2001

Your address(es) affected by this application

Robert Ambrosino

Signature

☐ I am in favor
☒ Object

7/19/16
 Date

Daytime Telephone: (210) 268-9043

Comments: Not sustainable. Will have serious traffic jams (including gridlock) at Cesar Chavez, Red River + I-35. Danger to thousands of people who frequent bike + bike trail + Rainey St. entertainment district (pedestrian accidents fatalities, problems with getting emergency vehicles in/out of area, problems with evacuating residents in emergencies, decreased quality of life for everyone people moving out of Austin entirely (loss of tax base). Need formal master plan before any more permits for high-density bldgs. are approved. Let's keep Austin livable!

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-79-065(RCT)

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jul 26, 2016, Planning Commission
Aug 11, 2016, City Council

JASWINDER S AULIA

Your Name (please print)

☐ I am in favor
☒ I object

2405 WESTOVER RD. AUSTIN

Your address(es) affected by this application TX 78703

J.S. Aulia

Signature

7/12/16

Date

Daytime Telephone: 940-841-4868

Comments:

1) Impact of traffic in around
Red River / Rainey - already crowded
& busy area.

2) Keep Low Zoning - put more
trees and green areas for residents
to enjoy instead of creating
more 'concrete' jungles.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

Rhoades, Wendy

From: Landon Turner <lturner@somersetassociations.com>
Sent: Thursday, July 21, 2016 11:51 AM
To: Rhoades, Wendy
Subject: C14-79-065(RCT) Postponement Request

City of Austin Planning and Zoning Commission,

My name is Landon Turner and I represent the owners and residents of The Shore Condominiums located at 603 Davis Street. We are a community of 192 homes which sit adjacent to the current site of the Villas Condominiums on Town Lake. I am writing to formally request the above referenced case number hearing be postponed to August 23rd for review. The removal of the standing restrictive covenant which is in question has the potential to severely impacts our community and we would like additional time to review this case and discuss the matter with our residents and the Developer who is seeking to purchase this land for use. I appreciate your consideration and attention to this matter.

Best Regards,

Landon Turner, General Manager
Somerset Association Management
The Shore
603 Davis Street
Austin, Texas 78701
Phone 512.473.8600
Fax 512.473.8602
www.theshorecondos.com
Associa - The Leader in Community Association Management

Notice: This e-mail message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. Please virus check all attachments to prevent widespread contamination and corruption of files and operating systems. The unauthorized access, use, disclosure, or distribution of this email may constitute a violation of the Federal Electronic Communications Privacy Act of 1986 and similar state laws.

This communication does not reflect an intention by the sender or the sender's client or principal to conduct a transaction or make any agreement by electronic means. Nothing contained in this message or in any attachment shall satisfy the requirements for a writing, and nothing contained herein shall constitute a contract or electronic signature under the Electronic Signatures in Global and National Commerce Act, any version of the Uniform Electronic Transactions Act or any other statute governing electronic transactions.